

WEST SITE
CURRENT CONSTRUCTION
STATUS

Site
Cleared

Pad Work
Commenced

Pad
Complete

Walls
Tilted

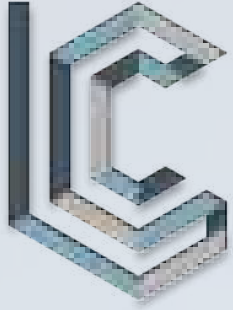
Roof Work
Underway

Roof
Installed

Paving
Complete

Ready for
Occupancy

BLDG
2



LINCOLN COMMERCE CENTER

1027 LINCOLN COMMERCE COURT
DENVER, NC



BUILDING 2 - READY FOR OCCUPANCY

±80,000 - 367,886 SF



WWW.LINCOLNCOMMERCECENTER.COM

CROW HOLDINGS
INDUSTRIAL



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PHASE I: LCC WEST

3.7 ACRES OF
OUTDOOR STORAGE

6 BAYS: 104,780 SF, 18 DH
7 BAYS: 122,140 SF, 21 DH
8 BAYS: 139,500 SF, 24 DH
9 BAYS: 156,860 SF, 27 DH
10 BAYS: 174,220 SF, 30 DH
11 BAYS: 191,580 SF, 33 DH
12 BAYS: 208,940 SF, 36 DH

3,549 SF

BUILDING 2: ± 80,000-367,886 SF

DIMENSIONS: ±1,180' X 310'

CLEAR HEIGHT: 36'

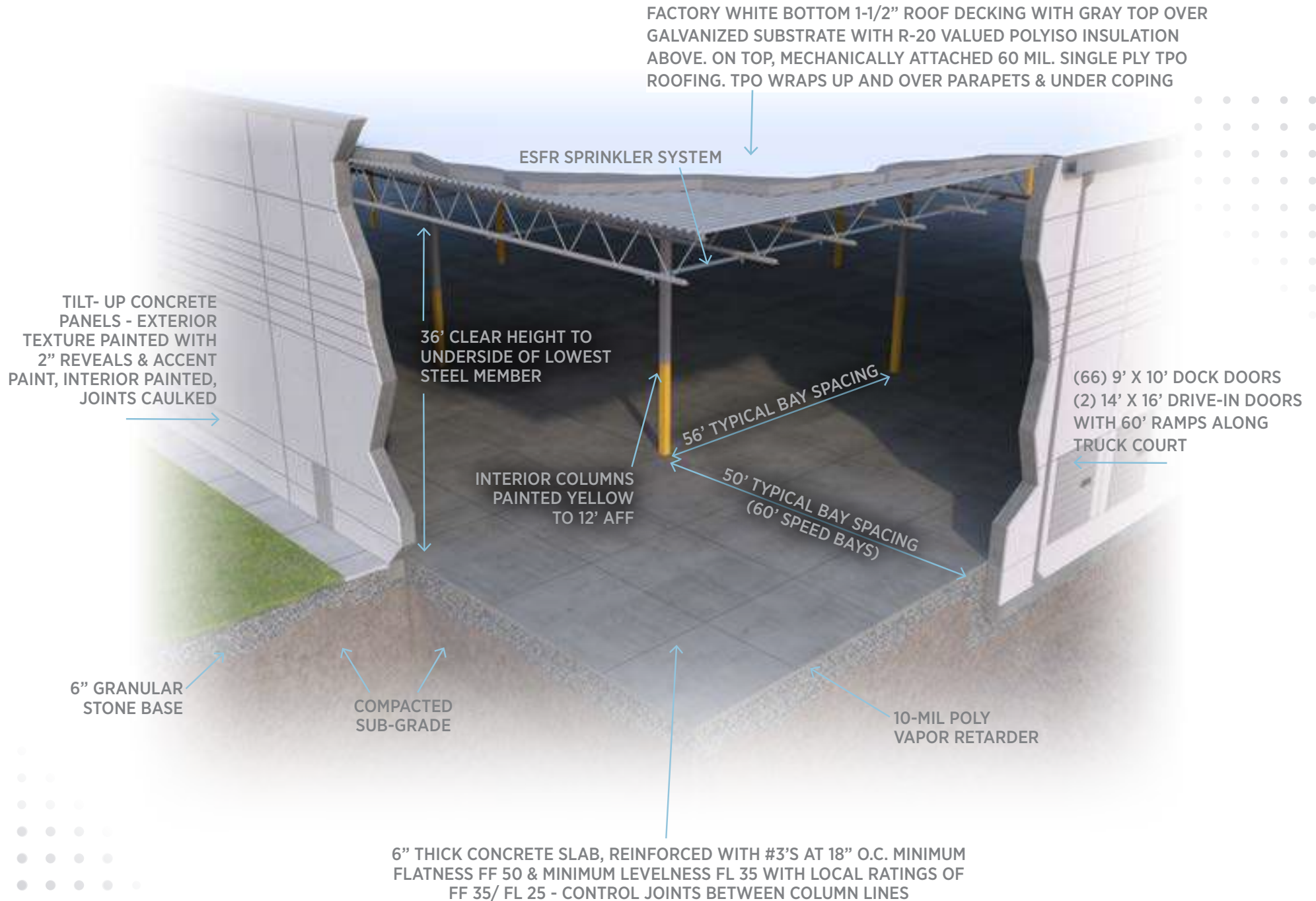
COLUMN SPACING: 50' X 56'

STAGING BAY: 60'

LOADING: 66 DH (9' X 10') - 2 DI (14' X 16')

PARKING: 236 CAR 129 TRAILER

LCC WEST: BUILDING 2



FACTORY WHITE BOTTOM 1-1/2" ROOF DECKING WITH GRAY TOP OVER GALVANIZED SUBSTRATE WITH R-20 VALUED POLYISO INSULATION ABOVE. ON TOP, MECHANICALLY ATTACHED 60 MIL. SINGLE PLY TPO ROOFING. TPO WRAPS UP AND OVER PARAPETS & UNDER COPING

ESFR SPRINKLER SYSTEM

TILT-UP CONCRETE PANELS - EXTERIOR TEXTURE PAINTED WITH 2" REVEALS & ACCENT PAINT, INTERIOR PAINTED, JOINTS CAULKED

36' CLEAR HEIGHT TO UNDERSIDE OF LOWEST STEEL MEMBER

INTERIOR COLUMNS PAINTED YELLOW TO 12' AFF

56' TYPICAL BAY SPACING

50' TYPICAL BAY SPACING (60' SPEED BAYS)

(66) 9' X 10' DOCK DOORS
(2) 14' X 16' DRIVE-IN DOORS WITH 60' RAMPS ALONG TRUCK COURT

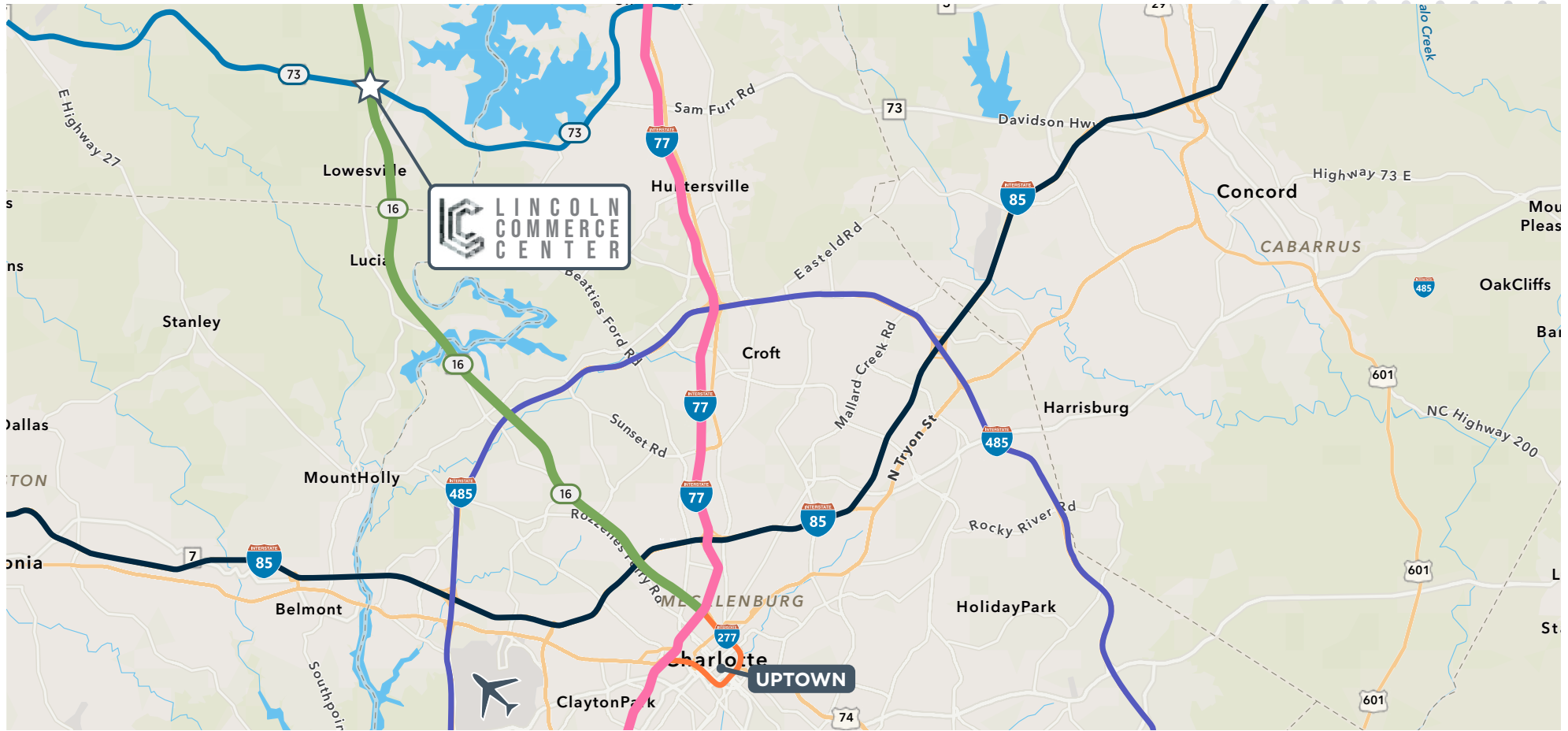
6" GRANULAR STONE BASE


COMPACTED SUB-GRADE



10-MIL POLY VAPOR RETARDER



6" THICK CONCRETE SLAB, REINFORCED WITH #3'S AT 18" O.C. MINIMUM FLATNESS FF 50 & MINIMUM LEVELNESS FL 35 WITH LOCAL RATINGS OF FF 35/ FL 25 - CONTROL JOINTS BETWEEN COLUMN LINES

LCC: MAPS

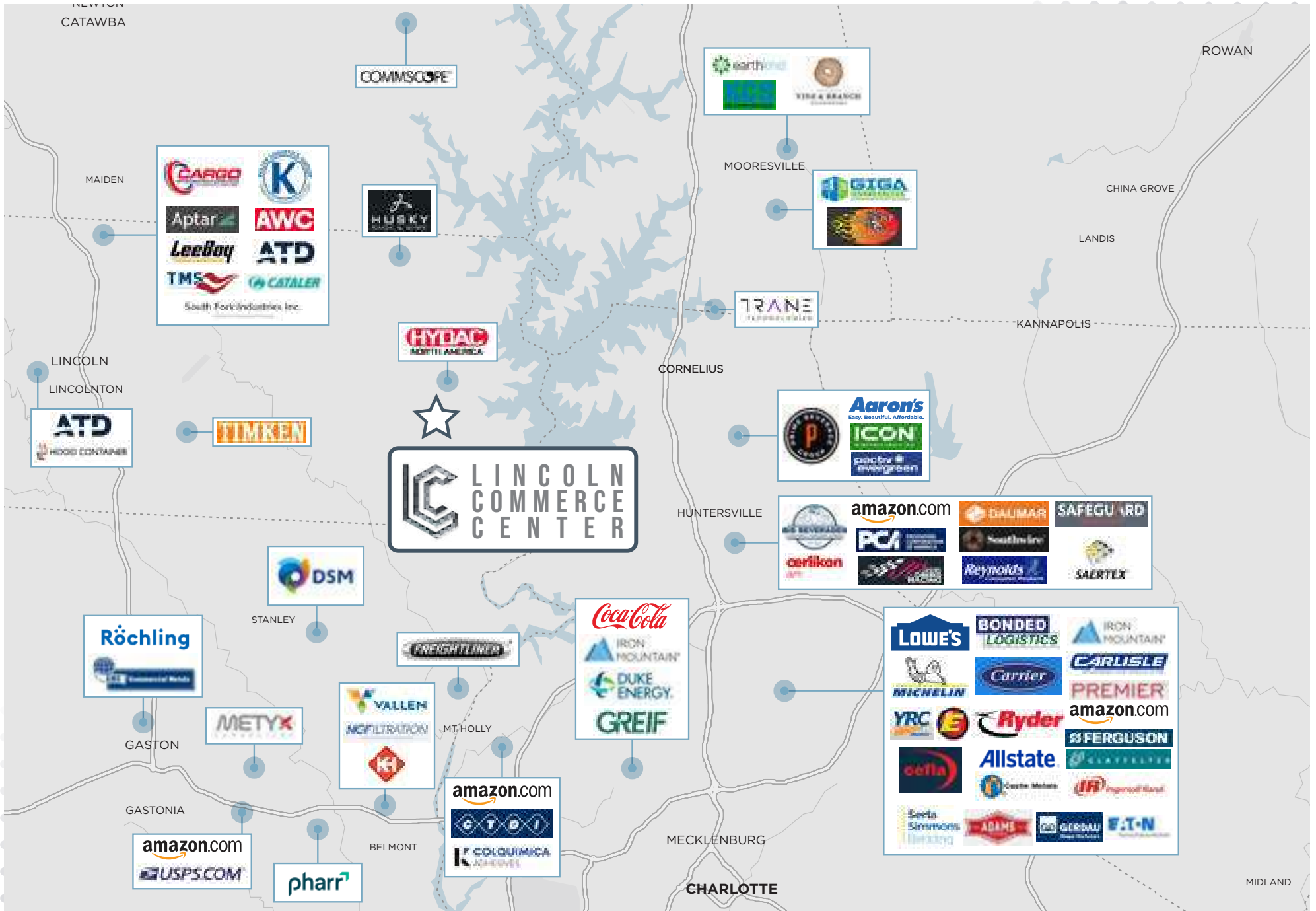


	MILES	DRIVE TIME
	19.2 MILES	26 MINS
UPTOWN	19.8 MILES	30 MINS

	MILES	DRIVE TIME
	8.6 MILES	18 MINS
	0.5 MILES	6 MINS

	MILES	DRIVE TIME
	10.7 MILES	15 MINS
	16.3 MILES	20 MINS
	18.5 MILES	29 MINS

LCC: CORPORATE NEIGHBORS



LCC: DEMOGRAPHICS



POPULATION

	10 MILE	30 MILE	50 MILE
2010	120,122	1,907,008	2,997,320
2021	181,366	2,111,318	3,325,087
2026	199,831	2,271,993	3,552,900



AVG. HOUSEHOLD INCOME

	10 MILE	30 MILE	50 MILE
AVG	\$127,717	\$94,362	\$90,317
MED	\$87,359	\$67,281	\$62,282



OF HOUSEHOLDS

	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500



LABOR

	10 MILE	30 MILE	50 MILE
EMPLOYEES	94,528	1,072,478	1,656,295

53%

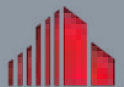
OF THE NATION'S POPULATION IS WITHIN A DAY'S DRIVE OF THE CHARLOTTE REGION



CROW HOLDINGS
INDUSTRIAL



L I N C O L N
C O M M E R C E
C E N T E R



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